

Boxborough Board of Appeals
Meeting Minutes Town Hall
May 3, 2016

Members present: Tom Gorman (Chair), Kristin Hilberg, Michael Toups, Mark White, and Stefano Caprara (Alternate). Member absent: Lonnie Weil
Also present: Adam Duchesneau, Town Planner.

Tom called the meeting to order at 7:20 pm.

Upon motion duly made by Michael and seconded by Tom, it was unanimously voted to accept the minutes for the meeting April 5, 2016.

The Board began discussing the Special Permit application for two reduced frontage lots on the proposed roadway at 223 Flagg Hill Road. Applicant Glen Kauffman, Meridian Homes, Inc. and engineer Bruce Ringwall, GPR were also present. Adam reviewed the draft decision.

Bruce expressed concerns about item #9 of the Conclusions section, the language for preserving vegetation. Mark and Michael reaffirmed the need to protect and maintain a buffer between the new homes and the abutters.

Stefano expressed the opinion that the Special Permit allows for some restrictions and oversight. If the lot becomes an ANR that will be lost.

The Board reexamined their concerns regarding whether the reduced frontage lots are a benefit to the Town.

Adam proposed language explaining the purpose of a line of demarcation as well as specifically delineating the location. It would actually become more enforceable and could require replacement vegetation should the Code Enforcement Officer believe there was any encroachment.

Mark proposed an option to say there may be no clearing in the set back.

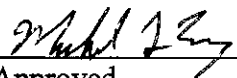
Bruce expressed still being concerned about the space for the fire truck turn around necessitating a small amount of clearing in the set back.

The Board discussed the merits of Adam's original language revision with specific delineation and the possibility of replacing vegetation, if necessary.

Tom moved to approve the Special Permit as drafted with the modifications to section #9 as discussed. The motion was seconded by Mark and unanimously approved.

Motion was made Tom, seconded by Kristen and unanimously voted to adjourn at 8:17 pm.

On behalf of the Zoning Board of Appeals,


Approved _____ Date 6/7/2016